

Development Review Committee Agenda

Chehalis Building and Planning Department

December 14, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Building and Planning Manager, Nick Swanson City Planner, Laura Fisher Permit Technician, Rick Mack Fire Marshal, Angie Elder Police Department, Brandon Rakes Airport Operations Manager, Lance Bunker Public Works Director, Celest Wilder Engineer Technician, Bobbi Boone Interim Wastewater Superintendent, Lloyd Gruginski Interim Water Superintendent, Carol Ruiz Interim City Engineer with Gibbs & Olson
Lewis County – Tim Fife
Port of Chehalis – Bill Tietzel

9:00 AM Applicant Conference, AC-22-033; 1850 Bishop Rd

Zoning: CG and IL / General Commercial and Light Industrial. Lewis County Parcel # 017894004006, 017892000000, 017894004005, and 017894004008. Total parcel size – approx. 60.1 acres, 2,600,000 sq ft.

Applicant proposes construction of industrial facility.

- When a definite tenant is identified the SEPA will need to be reviewed again based on the size/use of building.
- Frontage improvements to include: streetlights, curb, gutter, & sidewalk. Depending on feasibility for turns, and trucks going in and out the TIA may need to be revisited. Paved road width to the full 60ft.
- Sewer available off of Rush Road and North Star. Main access off of back of property.
- Discuss water lines further with Judd Riddle at Public Works going through private property. The city does not allow easements through private property for water sources. Everything behind the meter is privately owned and privately maintained.
- Backflow will be required on both sides.
- Lewis County is working on fish culvert. It is not finalized. There is no funding to replace it. Applicant may be responsible for replacement.
- Existing water reservoir on Yates supplies water down Bishop to the Power Plant. Power Plant has agreement they can use all of that water if needed. On site water storage recommended.
- Two points of access required for Fire Department.
- Follow current 2019 Department of Ecology Stormwater Manual for stormwater improvements.
- Site is in the Industrial Development District of the Port.
- Work being done in the Right of Way needs to be permitted through Lewis County.

9:30 AM Site Plan Review, ST-21-0011; 1137 SE Washington Ave

RESCHEDULED

Zoning: MRC / Mixed Residential/Commercial. Lewis County Parcel # 005604192001, 005490000000, 005490001000, 005492002000, and 005853001000. Total parcel size – approx. 2.25 acres, 98,000 sq ft.

Applicant proposes 4 two-story fourplexes and 4 two-story duplexes.

10:00 AM Applicant Conference, AC-22-034; 0 Jackson Hwy

RESCHEDULED

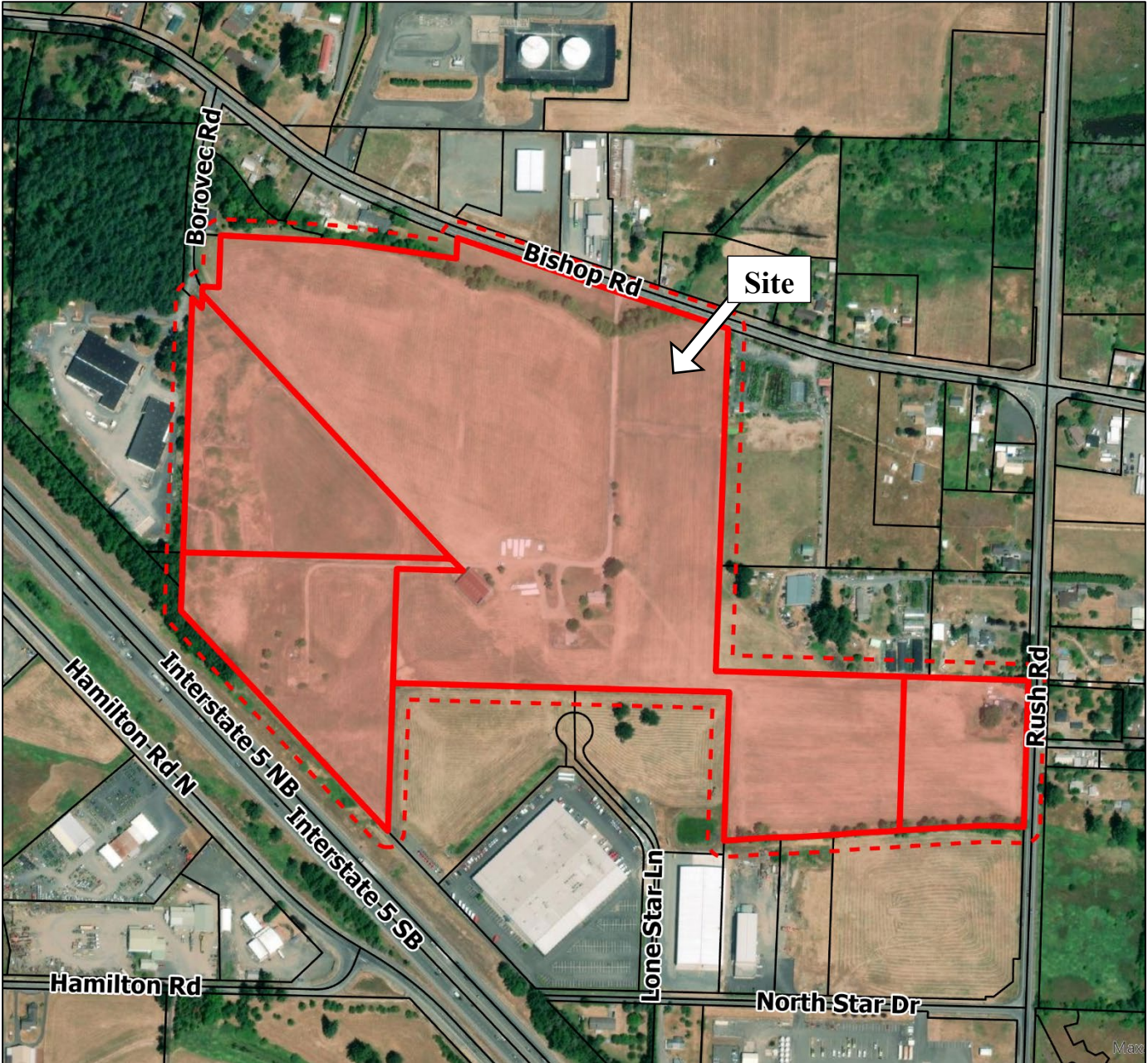
Zoning: CG / General Commercial. Lewis County Parcel # 017791000000. Total parcel size – approx. 10.26 acres, 447,000 sq ft.

Applicant proposes an RV Park, coffee shop, mixed-use building and commercial building for RV storage.

10:30 AM Interdepartmental meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/88604981047?pwd=T1hvTXREK2c5V1RtaUJRMFNuNE5QQT09>



CITY OF CHEHALIS

AC-22-033

AC-22-033, Industrial Facility

Form 1(5/24/2021)



Return your conference application to Community Development Department
 1321 S Market Blvd. Chehalis, WA 98532
 (360) 345-2229
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

JOB SITE ADDRESS: 1850 Bishop Road **PARCEL #:** 197892000000,107894004008,4006,4005

APPLICANT / CONTACT PERSON:

NAME: Ben Waiss, Chehalis Land - L.L.C.
 ADDRESS: 601 Union St., Suite 3500
 CITY/ST/ZIP: Seattle, WA 98101
 PHONE#: 206.233.9600
 EMAIL: bwaiss@tarragon.com

CONTRACTOR / ENGINEER / SURVEYOR:

COMPANY NAME: AHBL
 CONTACT NAME: Todd Sawin
 ADDRESS: 2215 North 30th, Suite 300 Tacoma, WA 98403
 PHONE #: 253.383.2422
 EMAIL: tsawin@ahbl.com
 CONTRACTORS L&I #: _____

Is the property owner the same as the contact person? Yes No

DETAILED PROJECT DESCRIPTION:

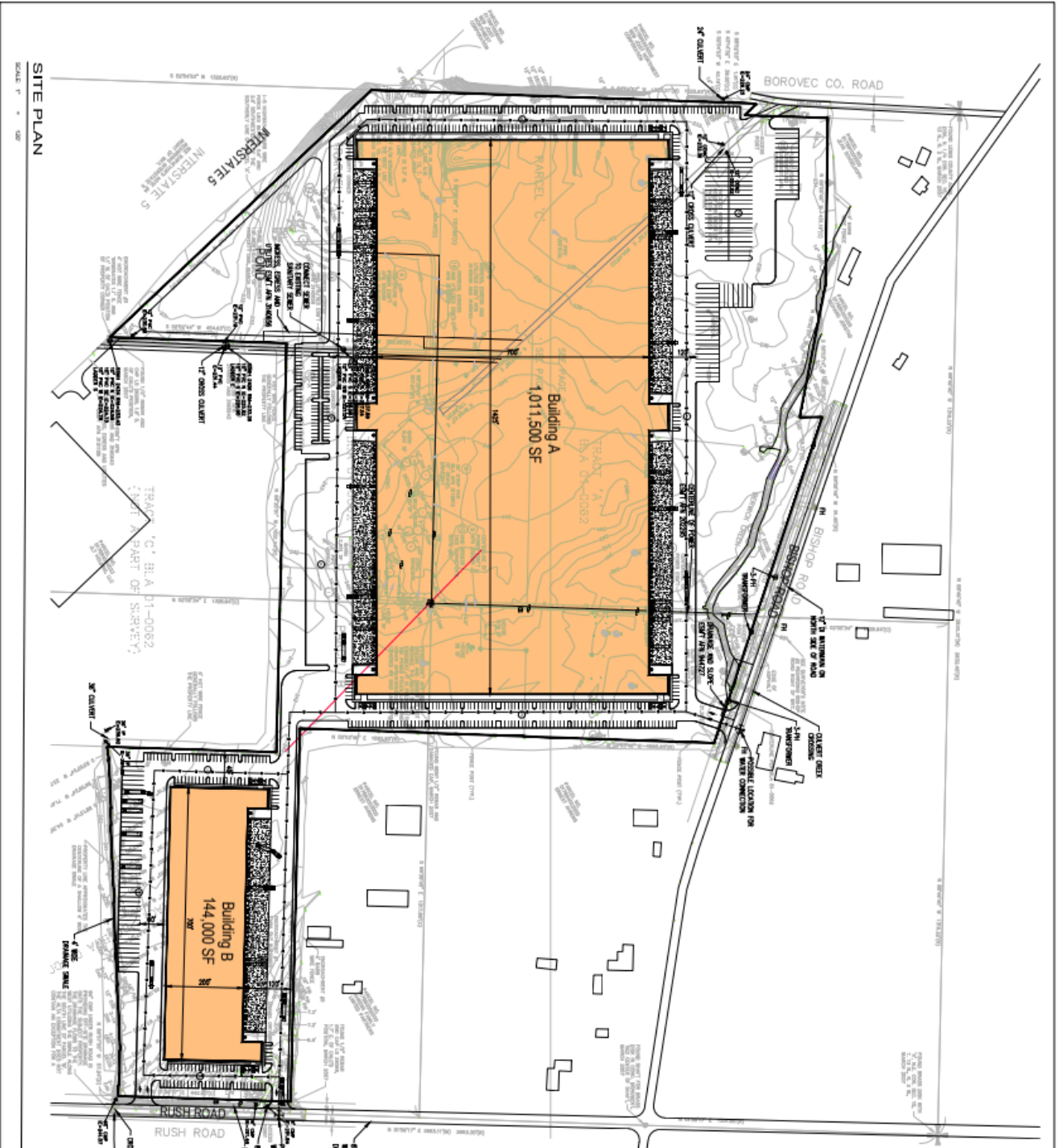
Construction of an industrial facility on property off Bishop Road. Note the project has completed SEPA, a SEPA amendment, and currently has a fill and grade permit. The project intends to permit frontage improvements at this time and begin onsite construction when a tenant is secured for the property.

Verbal comments made during discovery are not binding. Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, I grant permission for City of Chehalis employees to enter and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

<u>Signature:</u> 	<u>Date:</u> 11/28/2022
<u>Name (print):</u> Todd Sawin	<u>Telephone #:</u> 253.383.2422

<u>Office use only</u>	
Received by: LF	Date Received: 11/28/2022
Parcel #: 017894004006	
Permit #: AC-22-033	
Zoning: CG	
Flood Zone: Yes No	
Zone Classification:	

AC-22-033, Industrial Facility



SITE INFORMATION

GROSS SITE AREA (DMC NORTH) = 60.75 ± ACRES
 TOTAL BUILDING AREA = 1,155,500 SF
 DEVELOPMENT SITE COVERAGE = 43.66%
 ZONING (LEWIS COUNTY) = I-5
 BUILDING A:
 FOOTPRINT = 1,011,500 SF
 OFFICE AREA ALLOWANCE = 30,000 SF (3%)
 DOCK / AT-GRADE DOORS = 168 / 8
 AUTO STALLS REQUIRED = 420
 TRAILER STALLS PROVIDED = 126
 BUILDING B:
 FOOTPRINT = 144,000 SF
 OFFICE AREA ALLOWANCE = 72,000 SF (5%)
 DOCK / AT-GRADE DOORS = 40 / 2
 AUTO STALLS REQUIRED = 117
 TRAILER STALLS PROVIDED = 45

- NOTES:
 1. ALL PARKING STALLS DEPICTED AS 9'x18' MINIMUM, MINIMUM STALL QUANTITY REQUIREMENTS PER LCMC 17.145.040
 2. SITE AREAS SHOWN ARE APPROXIMATE ONLY.
 3. THE PROPOSED CONSTRUCTION TYPE IS SR, SPECIFICALLY A HIGH CUBE WAREHOUSE WITH ESRP SPRINKLER PROTECTION.
 4. ESTIMATE FIVE FLOW, 3000 GPM, 79 PSI, -STATIC FLOW DATA IS FROM A FLOW TEST NEAR INTERSECTION OF BISHOP AND BOROVEC RD AND THEREFORE MUST BE UPDATED BY UPDATED FLOW TEST.
 5. DEADEND WATERMAIN LOCATED IN RUSH RD SIZE (8" OR 12") IS TO BE CONFIRMED (BY PURVEYOR).
 6. 10" SANITARY SEWER MAIN ROUTES TO THE SOUTH SIDE OF THE PROPOSED BUILDING / ACCESS EASTERN FROM THE MANHOLE SHOWN ON THE SOUTH SIDE OF THE PROPOSED BUILDING.
 7. FH = FIRE HYDRANT



INNNOVA architects
 900 Pacific Avenue, Suite 650
 Tacoma, WA 98402
 253-572-4933

Client:
 CHEHALIS LAND LLC
 1302 Puffin Street
 Sumner, WA 98380
 (206) 233-9900

Architect:
 16-088

Client Approval:
 CLIENT APPROVATION
 September 21, 2016

NOT FOR CONSTRUCTION

Scale:
 AS SHOWN

Sheet Title:
 CONCEPTUAL SITE PLAN

Drawn by: B. Blumley
 Checked by: P. Richards
 Special Note:

A0.1
 of Sheets

ST-21-0011, Fourplexes and Duplexes



CITY OF CHEHALIS

ST-21-0011

ST-21-0011, Fourplexes and Duplexes

Form 1(10/6/2016)

Permit Application
 Submit this form and any required attachments to:
 City of Chehalis
 Community Development Department
 1321 S. MARKET BLVD.
 CHEHALIS WA 98532
 (360) 345-2229

Washington Ave (Nicholas)
Clearing, Filling or Grading Attachment
 City of Chehalis
 Public Works Department
 2007 NE KRESKY AVE; CHEHALIS, WA 98532
 (360) 748-0238 / Fax (360) 748-0694

EM-20-003


APPLICANT FILE OUT AND SIGN UPPER SECTION:

JOB ADDRESS: **1137 SW Washington Ave**

APPLICANT: **Samantha San Souci/Fuller Designs** PROPERTY OWNER (Same as Applicant? Yes / No) Yes / No
 NAME: **1101 Kresky Ave** NAME: **Tom and Cara Nicholas** ADDRESS: **103 Macromovic Road**
 ADDRESS: **1101 Kresky Ave** ADDRESS: **103 Macromovic Road** CITY/STATE/ZIP: **Centralia, Wa 98531** CITY/STATE/ZIP: **Chehalis, Wa 98531**
 CITY/STATE/ZIP: **Centralia, Wa 98531** CITY/STATE/ZIP: **Chehalis, Wa 98531** PHONE#: **360-807-4420** PHONE#: **360-269-0914**
 PHONE#: **360-807-4420** PHONE#: **360-269-0914** EMAIL: **ssansouci@fullerdesigns.org** EMAIL: **caraleenicholas@msn.com**

CONTACT PERSON (Same as Applicant? Yes / No) Yes / No COMPANY: **TBD**
 COMPANY NAME: **TBD** CONTRACTOR REGISTRATION #:
 NAME: **TBD** ADDRESS:
 ADDRESS: **TBD** CITY/STATE/ZIP:
 CITY/STATE/ZIP: **TBD** PHONE #:
 PHONE #:
 EMAIL: **TBD** EMAIL:
 EMAIL:
 DETAILED PROJECT DESCRIPTION:
This project proposes 4 two story fourplexes and 4 two story duplexes with a central grassy common area and stormwater system.
 PROJECT VALUE: **\$3,000,000**

Verbal comments made during discovery are not binding. Only the plan(s) submitted will be reviewed for compliance with the City of Chehalis employees to enter and remain on the property for the purpose of approval of this proposal and to conduct inspections related to this proposal.

Signature:  Date: **06/07/2021**
 Name (Print): **Samantha San Souci** Telephone #: **360-807-4420**

OFFICE USE ONLY:
 Date Received: _____ By: _____ Date Reviewed: _____ By: _____
 Parcel #: _____ Zoning: _____ Flood Zone: _____
 Permit #: _____

Type of Proposed Work: Filling Grading Clearing

Number of Days Required to Complete Work: **90** Number of Acres Directly Affected: **3.02 Acres**
 Number of Cubic Yards of Fill Involved: **2082 CY**
 Maximum Fill Height: **20 ft** Maximum Excavation Depth: **16 ft**

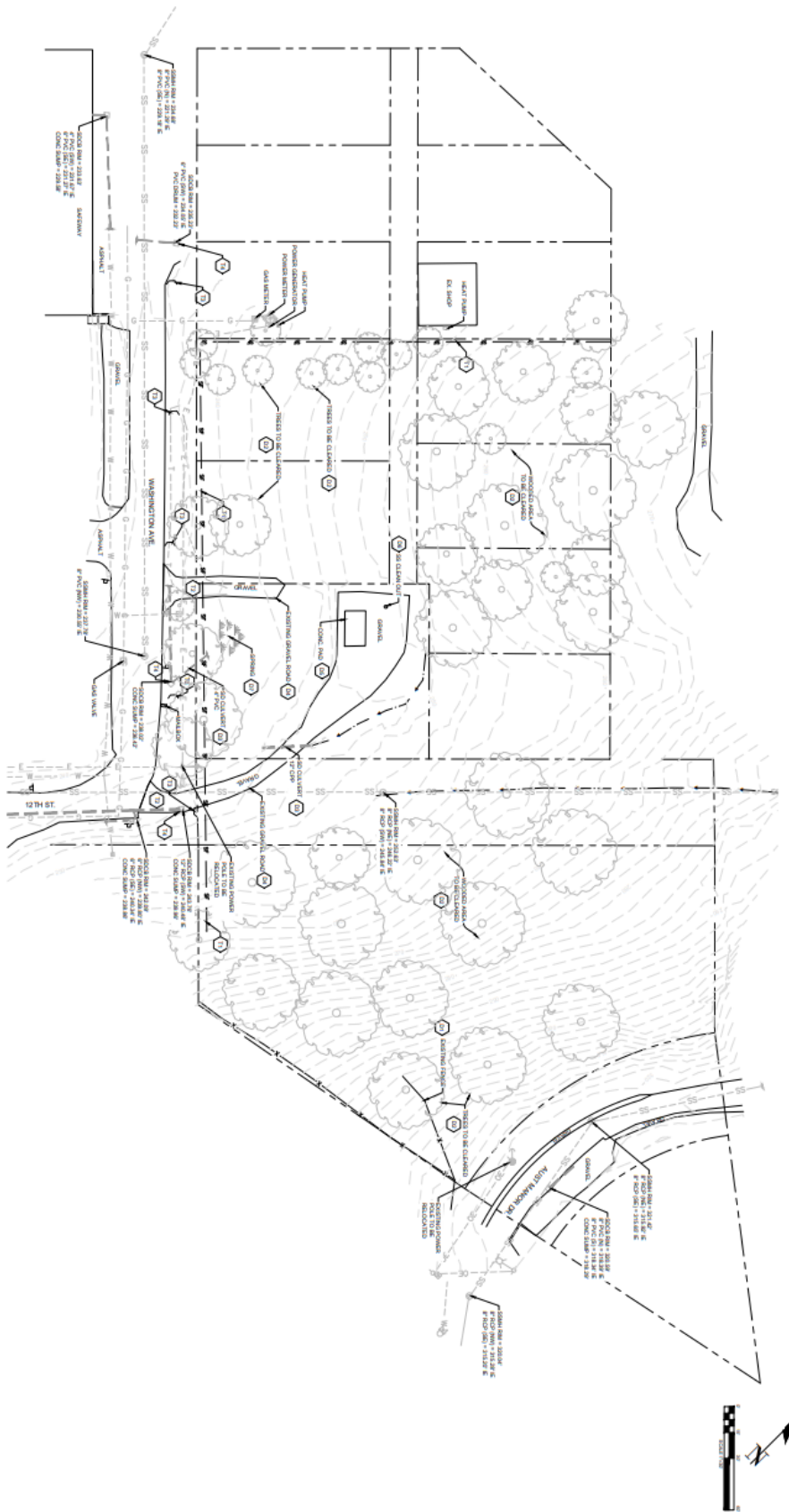
The following items are required with every application:
 Site Plan Grading Plan
 Interim Erosion & Sediment Control Plan Work Schedule

Required Information (Check Applicable Boxes)

Environmental Checklist	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
Final Erosion/Sediment Control Plan	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
Soil Engineering Report	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
Engineering Geology Report	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
SEPA	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
Other:	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
Other Requirements / Comments:	_____	

"CALL BEFORE YOU DIG" 1-800-424-5555
 State law requires 48 hours advance notice to all utilities prior to any excavation work

See Chehalis Municipal Code 15.28 for complete permit requirements and conditions.
 Subject to all the terms, conditions and provisions written on, printed on, or attached to this form, the applicant is hereby authorized to perform the work as described on the application and approved plans. The City of Chehalis reserves the right to alter, amend, and/or rescind this permit, or modify any conditions or requirements.



- TEMPORARY EROSION AND SEDIMENTATION CONTROL (TESO) NOTES:**
- 17) INSTALL SILT FENCE.
 - 18) USE EXISTING GRAVEL ROAD AS CONSTRUCTION ENTRANCE.
 - 19) INSTALL STRAW BALE BARRIER AS SHOWN. BALES TO BE INSTALLED ALONG EXISTING DITCH SHOWN ON THIS SHEET. BALES WILL BE REMOVED ONCE SITE IS STABILIZED.
 - 20) INSTALL TWO LAYERS OF MATS AND A STRIP OF SILT FENCE AROUND THE MATS FOR CALVERT MATS PROTECTION.

- DEMOLITION NOTES:**
- 21) EXISTING FENCE TO BE REMOVED.
 - 22) EXISTING TREES TO BE REMOVED.
 - 23) EXISTING PIPES UNDER EXISTING ENTRANCE ROAD TO BE REMOVED.
 - 24) EXISTING ENTRANCE ROAD TO BE REMOVED.
 - 25) EXISTING CONCRETE PAD TO BE REMOVED.
 - 26) EXISTING SANITARY CLEANOUT TO BE REMOVED.
 - 27) EXISTING SPRING TO BE FILLED.

- EROSION CONTROL NOTES:**
1. ALL EXPOSED SOIL SURFACES SHALL BE SEEDED WITH AN EROSION CONTROL SEED MIX OR HYPERSEDED IF NOT WORKED WITHIN 14 DAYS OF EXPOSURE. SEEDING SHALL BE COVERED WITHIN 2 DAYS FROM OCTOBER 1 TO APRIL 30.
 2. SEEDING AREAS WILL BE COVERED WITH MULCH, MAY OR OTHER PROTECTIVE COVERING APPROVED BY THE ENGINEER TO PREVENT SOIL EROSION AND WIND BLOWN SEEDS.
 3. CONSTRUCTION SHALL CAREFULLY MONITOR TO GRAVEL SURFACES DURING ROUTINE INSPECTION AND MAINTENANCE OF ALL INSTALLED EROSION AND SEDIMENT CONTROL MEASURES, ESPECIALLY AFTER STORMS, IS REQUIRED.
 4. PERIODIC STREET CLEANING MAY BE NECESSARY TO REMOVE ANY SEDIMENT TRACKED OFF SITE.
 5. IN THE EVENT PROPOSED MEASURES FAIL, APPROPRIATE MEASURES MUST BE TAKEN TO STOP SEDIMENTS FROM ENTERING WATERWAYS.

PRELIMINARY
FOR PERMIT ONLY

REV.	DESCRIPTION	DATE
0	PRELIMINARY - FOR PERMIT	06/07/21

C1.1
2 OF 6



FULLER DESIGNS
1101 KRESKY AVE
CENTRALIA, WA 98531
(360) 807-4420



06/08/2021
12/21/2022

DRAWING TITLE:
OVERALL SITE AND TEMPORARY EROSION CONTROL PLAN

SCALE: 1" = 30'

DATE: 06/07/21 DRAWN: MMM CHECKED: ALF

PROJECT NAME:
NICHOLAS WASHINGTON AVE.



CITY OF CHEHALIS

AC-22-034

AC-22-034, RV Park

Form 1(5/24/2021)



Return your conference application to Community Development Department

1321 S Market Blvd. Chehalis, WA 98532
(360) 345-2229

www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

JOB SITE ADDRESS: 0 Jackson Hwy
Chehalis, WA 98532

PARCEL #: 017791000000

APPLICANT / CONTACT PERSON:

NAME: Windsor Engineers-Bethany Kadow
ADDRESS: 27300 NE 10th Ave.
CITY/ST/ZIP: Ridgefield, WA 98642
PHONE#: 360.606.8265
EMAIL: bkadow@windsorengineers.com

CONTRACTOR / ENGINEER / SURVEYOR:

COMPANY NAME: Hawes Construction
CONTACT NAME: Devan Hawes
ADDRESS: PO Box 33 Galvin, WA 98554
PHONE #: 360.508.3611
EMAIL: devanhawes@hotmail.com
CONTRACTORS L&I #: _____

Is the property owner the same as the contact person? Yes No

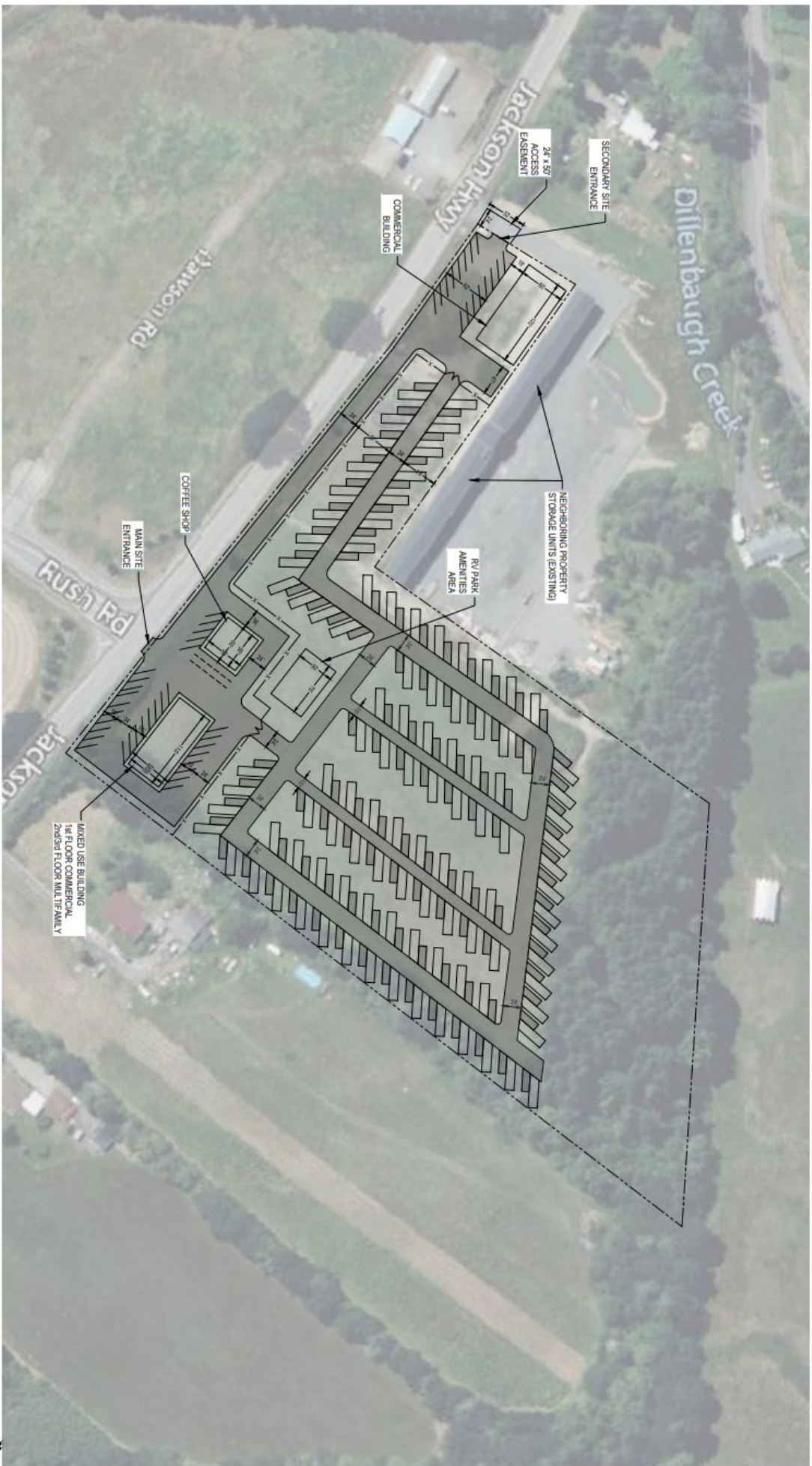
DETAILED PROJECT DESCRIPTION:

Site development to include an RV park, coffee shop, mixed used building, and a commercial building (anticipated to be RV storage).

Verbal comments made during discovery are not binding. Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, I grant permission for City of Chehalis employees to enter and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

<u>Signature:</u> 	<u>Date:</u> 12/06/2022
<u>Name (print):</u> Bethany Kadow - Administration	<u>Telephone #:</u> 360.606.8265

Office use only	
Received by: LF	Date Received: 12/09/2022
Parcel #: 017791000000	
Permit #: AC-22-034	
Zoning: CG	
Flood Zone: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Zone Classification:	



CALL BEFORE YOU DIG
 811
 LOCAL UTILITY APPROVALS OR APPROVED
 CONTRACTORS TO IDENTIFY AND MARK
 UTILITIES BEFORE YOU DIG

Revisions:

1	
2	
3	
4	
5	

LINE IS TYPICAL
 SCALE DRAWING

WINDSOR ENGINEERS
 Vancouver, WA
 Duluth + Minneapolis, MN
 www.windsorengineers.com
 Project No: 22214
 10/19/2022

PRELIMINARY

CHEHALIS RV PARK (PARCEL #017791000000)
 CHEHALIS, WA
SITE PLAN SKETCH APPROVAL
 Issue Date: 12/02/2022

Project Manager
 Checked by

PRELIMINARY SITE PLAN SKETCH
C100